

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 12360-11342

Land Office Number: 175491

Land: PLOT NO. 842 BLOCK 'FV' DOMBAMBILI SONGEE MUNICIPAL COUNCIL

Term: THIRTY THREE YEARS.

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:


12360-MBYLR

Land Office Number: 175431

Land: PLOT no. 842 BLOCK 'FF' BOMBAMBILI SONGEE MUNICIPAL COUNCIL

Term: THIRTY THREE YEARS.

12360-MB4LR.
12-9-2008
9.000/=



100/=
30793492
26-6-2008

Land Form No. 22

TANZANIA STAMP DUTY ACT
Stamp Duty Paid 7790/=

on original Receipt No. 30793492
of 26-6-2008

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 12360-MB4LR
L.O. No. 43414/176481
No. STC/8156 Lmk/ko

The th 27 day of August,

Two thousand and Seven eight

THIS IS TO CERTIFY that ABDALLAH ALLY SELEMANI of P.O. BOX 634 SONGEA (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Thirty Three years from the First day of April two thousand and Eight according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2008 shall thereafter pay rent of shillings Two hundred seventy thousand (270,000=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
 - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.

- (iii) Building to be in permanent materials.
 - (iv) Building plans to be submitted to the **Songea Municipal Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the date of the commencement of the Right.
3. The Occupier shall further:-
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
 - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
 - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall used for **Petrol Station** purpose only. Used group 'G' used class (a) defied in the Town and Country Planning (Used Class) Regulation ,1960
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause and in public interest.

SCHEDULE

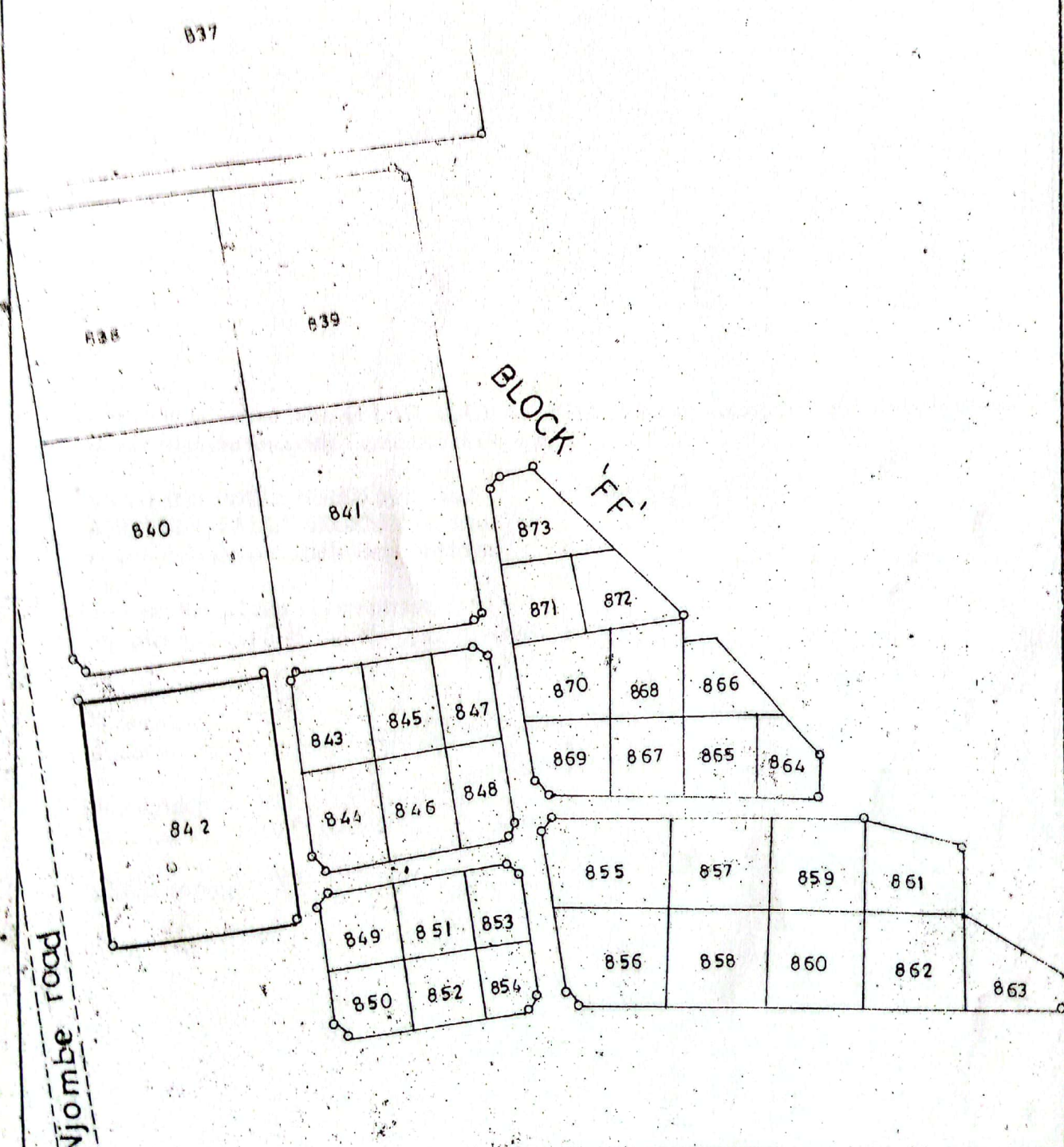
2mk/10 ALL that land known as Plot No.842 ~~Low Density~~ Block "FF" Situate at Bombambili Township containing Seven thousand five hundred (7500) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 26547 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and official seal the day and year first above written.

ASST.

R. J. J.
COMMISSIONER FOR LANDS

INSET SHEET
 LOCATION
 BLOCK 'FF'
 PLOT NO. 842
 L.O. NO. 176481
 AREA = 7500 SQ.M.



This issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered plan no 26547 is approved for the purposes of the Land Registration ordinance of Director for Surveys and Mapping Date 18 July 98 Ministry of Lands Housing and Urban Development D'Salun

I, the within named **ABDALLAH ALLY SELEMANI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
ABDALLAH ALLY SELEMANI who
is known to me personally/identified to me
by
the latter being known to me personally in
my presence this 22nd day of JULY 2008)

[Handwritten signature]

Witness's:
Signature.....)

Postal Address: Box
SONGHA)

Qualification: AD)

